

AUTHORIZE THE FIRST RENEWAL AGREEMENT WITH VARIOUS VENDORS FOR MANAGING ENVIRONMENTAL CONSULTING (MEC) SERVICES

THE SUPERINTENDENT/CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the first renewal agreements with various vendors to provide Managing Environmental Consulting (MEC) Services to the Department of Facilities and the Department of Capital Planning and Construction at an estimated annual cost set forth in the Financial Section of this report. Vendors were selected on a competitive basis pursuant to Board Rule 7-3. A written agreement for Vendors' services is currently being negotiated. No services shall be provided by Vendor and no payment shall be made to Vendor prior to the execution of their written agreement. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 90 days of the date of this Board Report. Information pertinent to this agreement is stated below.

Specification Number : 23-056
Contract Administrator : Zimnie, Stephen A / 773-553-2280

USER INFORMATION :

Project 11880 - Facility Opers & Maint - City Wide
Manager: 42 West Madison Street
Chicago, IL 60602
Rehberg, Caleb M
773-553-2960

PM Contact: 11880 - Facility Opers & Maint - City Wide
42 West Madison Street
Chicago, IL 60602
Hansen, Ivan
773-553-2960

ORIGINAL AGREEMENT:

The original Agreement (authorized by Board Report 23-0824-PR13) in the amount of \$30,000,000 is for a term commencing October 1, 2023 and ending September 30, 2026, with the Board having two (2) options to renew for two (2) year terms. The original agreement was awarded on a competitive basis pursuant to Board Rule 7-3.

OPTION PERIOD:

The term of this agreement is being renewed for two (2) years commencing October 1, 2026 and ending September 30, 2028.

OPTION PERIODS REMAINING:

There is one (1) option period for two (2) years remaining.

SCOPE OF SERVICES:

Vendors will provide oversight/management of environmental contractors; provide audit and quality assurance/quality control of environmental contractors and projects; coordinate environmental work including scope development, designs, bid documentation, specifications, bid management, bid review, project management and closeout; collection, chain of custody and analysis of samples including, but not limited to, chemical, biological, asbestos, lead, soil, waste and air; conduct microbiological and indoor air quality assessments; develop and provide educational services to the Board personnel and their consultants; respond to environmental emergencies including, but not limited to, chemical spills, asbestos, and lead paint incidents; provide and upload all environmental compliance project documentation, site visit reports, communications, notifications, and electronic submittals to the CPS

database of record, and, as necessary, manage small scale remediation measures.

DELIVERABLES:

Vendors will continue to provide comprehensive and accurate environmental reports including the following: Project design documents, oversight reports, investigations and testing reports, inspection reports, letters, notifications, and electronic submittals as required by the Environmental Services Manager.

OUTCOMES:

Vendors' services will result in qualification of environmental conditions, safe, and responsible mitigation and management of environmental conditions and the establishment of environmental project documents and records as required by law.

AUTHORIZATION:

Authorize the General Counsel to include other relevant terms and conditions in the written option document. Authorize the President and Secretary to execute the option document. Authorize the Chief Facilities Officer to execute all ancillary documents required to administer or effectuate this option agreement.

BUSINESS ENTERPRISE PARTICIPATION:

Pursuant to the Remedial Policy for Minority-Owned Business Enterprise (MBE) and Women-Owned Business Enterprise (WBE) policy participation in Goods and Services contracts, aspirational goals for this pool are 30% MBE and 7% WBE. This vendor pool is composed of 4 total vendors with two (2) MBEs and one (1) WBE. The User group has committed to achieve the aspirational goals through a strategic plan to utilize certified suppliers and certified subcontractors.

LSC REVIEW:

Local School Council approval is not applicable to this report.

FINANCIAL:

Various Funds, Facilities and Capital Planning and Design - Unit 12150 and Facilities Operations & Maintenance - Unit 11880

FY27 - \$7,000,000

FY28 - \$7,000,000

FY29 - \$2,000,000

Not to exceed \$16,000,000 for the two (2) year term. Future year funding is contingent upon budget appropriation and approval.

Approved Category Code for this Board Report

912.00001: Construction Services - Project/Program Management

918.00000: Consulting Services - Other

918.31000: Construction Consulting

918.43000: Environmental Consulting

Category Codes may be modified by the Chief Procurement Officer as needed to support the Scope of Services.

GENERAL CONDITIONS:

The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy Section 404.2; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

Approved for Consideration:



PATRICIA HERNANDEZ
Chief Procurement Officer

Approved:



MACQUELINE KING, Ed.D
Superintendent/Chief Executive Officer

Approved: 



ELIZABETH K. BARTON
General Counsel

- 1) Vendor # 36789
CARNOW CONIBEAR & ASSOC LTD
600 WEST VAN BUREN STREET., STE 500
CHICAGO, IL 60607
Elizabeth Arreola
800 860-4486
Ownership: For Profit Corporation; Elizabeth
Arreilo - 60% Brian LoVetere - 40%
- 2) Vendor # 42833
Specialty Consulting, Inc.
2942 WEST VAN BUREN ST
CHICAGO, IL 60612
Arturo Saenz
312 319-7575
Ownership: For Profit Corporation; Arturo
Saenz - 100%
- 3) Vendor # 19932
TEM ENVIRONMENTAL, INC.
174 N. Brandon Drive
Glendale Heights, IL 60139
Steven B. Geneser
630 790-0880
Ownership: For Profit Corporation; Kathleen
Geneser - 75% Steven B. Geneser -
25%
- 4) Vendor # 20966
GSG CONSULTANTS INC
735 Remington Road
Schaumburg, IL 60173
Ala Sassila
630 9942610
Ownership: For Profit Corporation; Guillermo
Garcia 60% Ala Sassila 40%